



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Rob Holmlund, AICP, Director
Community Development Division
Kristen M. Goetz, Senior Planner
531 K Street • Eureka, California 95501-1146
Ph (707) 441-4166 • Fx (707) 441-4202
kgoetz@ci.eureka.ca.gov • www.ci.eureka.ca.gov

NOTICE OF INTENT TO ADOPT

A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15072 & 15105, the City is providing notice of an “Intent to Adopt a Mitigated Negative Declaration of Environmental Impact” for the project described below. This Notice of Intent serves as public notice that the City of Eureka (City) has prepared an Initial Study and proposes to adopt a Mitigated Negative Declaration for the Former PG&E Eureka Manufactured Gas Plant Remediation and Restoration Project (proposed project). A Mitigated Negative Declaration has been prepared because no substantial evidence exists that the proposed project may have a significant environmental effect that cannot be fully mitigated to a less-than-significant level. The proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by the City’s decision-making body. The City will consider the proposed Mitigated Negative Declaration together with any comments received during the public review process to determine whether the proposed project would have a heretofore unidentified significant impact on the environment. Any public hearings regarding this project that may be necessary will be duly noticed as required by law.

Project Title: Former Eureka PG&E Manufactured Gas Plant

Project Applicant: City of Eureka

Case No: CDP-16-0007

Project Location: 1206 West 14th Street; West 14th Street and Railroad Avenue in Eureka, California; APNs 003-082-002, 003-082-006, and 003-082-007

Zoning and General Plan Designations: Zoning—Coastal-Dependent Industrial (MC). Land Use—Coastal Dependent Industrial (CDI).

Project Description: Pacific Gas and Electric Company (PG&E) is proposing to remediate contamination associated with the operations of the Former Eureka Manufactured Gas Plant (MGP) at West 14th Street and Railroad Avenue, Eureka, California (“proposed Project site”). PG&E has performed environmental investigation and remedial planning on a voluntary basis under the oversight of the North Coast Regional Water Quality Control Board (RWQCB). Based on its assessment of available data – as documented in a Draft Feasibility Study/Remedial Action Plan (FS/RAP) (ERM-West, Inc. [ERM] 2015) – PG&E proposes to implement remediation as follows:

- Stabilization/solidification (S/S) of impacted media from portions of the proposed Project site that contain wastes resulting from historical MGP operations that exceed the soil leaching and soil gas action levels;
- Excavation and offsite disposal of an adjustable volume of impacted soil, with this volume to be based on:
 - Pre-mobilization treatability study results indicating which portions of the targeted treatment area can be successfully stabilized/solidified; and
 - Post-mobilization in-field determinations regarding the effectiveness of S/S;
- Long-term groundwater monitoring including installation of new monitoring wells to confirm natural attenuation of residual groundwater impacts.
- Installation of an engineered cap.
- Installation of asphalt surface and associated storm water management system, which will include a vegetated swale.
- Application of institutional controls, including a land use covenant.

The area to be remediated (the proposed Project site) is part of a larger property (the “property”) owned by Eureka Forest Products (EFP), which has granted PG&E access to perform the remediation.

Review Period: As mandated by Public Resources Code § 21091, the minimum public review period for this Initial Study and proposed Mitigated Negative Declaration is 30 days. The document has been sent to the State Clearinghouse. The 30-day public review period commences on January 9, 2017. Written comments must be submitted no later than 5:00 P.M. on February 9, 2017, and should be submitted to:

City of Eureka Development Services Department
 Community Development Division
 Attn.: Kristen M. Goetz
 531 K Street
 Eureka, California 95501
 Phone: (707) 441-4166 Fax: (707) 441-4202
 E-mail: kgoetz@ci.eureka.ca.gov

Document Availability: Copies of the Public Draft Initial Study and Proposed Mitigated Negative Declaration and supporting documentation are available for review during regular business hours at the following location:

City of Eureka – City Hall
 Development Services Department
 Community Development Division
 Third Floor
 531 K Street
 Eureka, CA 95501

Humboldt County Library
 1313 3rd Street
 Eureka, CA 95501